



City of Jefferson
Department of Planning & Protective Services
320 E. McCarty Street
Jefferson City, MO 65101
Phone: 573-634-6410
jcplanning@jeffcitymo.org
www.jeffersoncitymo.gov

APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD)

- ☒ Concept PUD Plan Amendment
☐ Preliminary PUD Plan
☐ Final PUD Plan
☐ Amendment to Final PUD Plan
☐ Amendment to Final PUD Plan for Signage

PUD Project Name: The Galleria at Mission Drive (previously filed as The Village of Hazel Com)
Street Address: West side Hwy 179 and Mission Drive
Legal Description (as follows or is attached): as attached

Please attach or include the following:

- Typed project narrative describing the type and character of the development, including land uses, acreage, proposed residential densities or commercial floor area (FAR); public or private open space, amenities or recreation areas to be provided; sidewalks and pedestrian ways; parking areas; deviations from minimum design standards of Section 35-51; and other information required by Section 35-74 or applicable sections of the Zoning Code. The project title and location must be included upon every page. Number all pages and attachments.
- Site Plan and/or Development Plan, as applicable.
- Preliminary or Final Subdivision Plat or Declaration of Condominium Association, as applicable;
- Draft of Covenants, Conditions and Restrictions, as applicable;
- Traffic impact analysis, if required by Section 35-60;
- Signage Plan, including type, locations and dimensions of all proposed signs;
- Landscaping and Screening Plan;
- Lighting Plan, including pole heights, type of fixtures or luminaries, and foot candles;
- Project Phasing Plan (if applicable)
- Application Filing Fee \$210.00 plus \$20 per acre (Revised June 30, 2015)

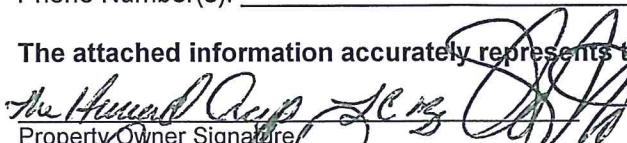
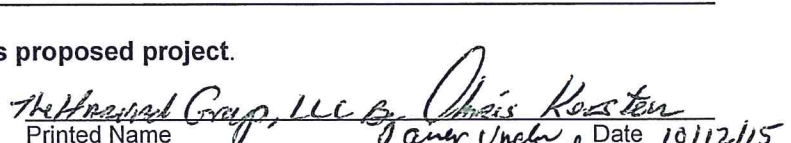

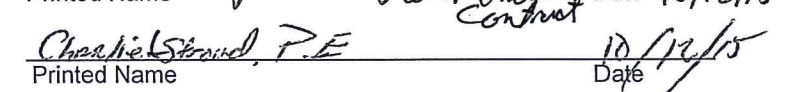
Application Information:

Property Owner: Hawthorn Bank
Address: 132 S High St. Jefferson City, Mo. 65101
Phone Number(s): 573-761-6100

Applicant Name (if different from owner): The Harvard Group, LLC
Address: 3570 Osage Beach Pkwy Osage Beach Mo 65065
Phone Number(s): 314-614-8474

Consultant Name: Charlie Stroud P.E.
Address: 1208 Mead Dr St Louis MO 63137
Phone Number(s): 314-614-7000

The attached information accurately represents this proposed project.

 Property Owner Signature	 Printed Name The Harvard Group, LLC by Chris Koster Date 10/12/15
 Consultant Signature	 Printed Name Charlie Stroud, P.E. Date 10/12/15

For Staff Use Only:

Application Filing Fee Received: _____ Amount _____ Check # _____
Attachments: _____ Narrative _____ Site Plan _____ Applicant/Project Information Sheet
Note other information submitted: _____

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

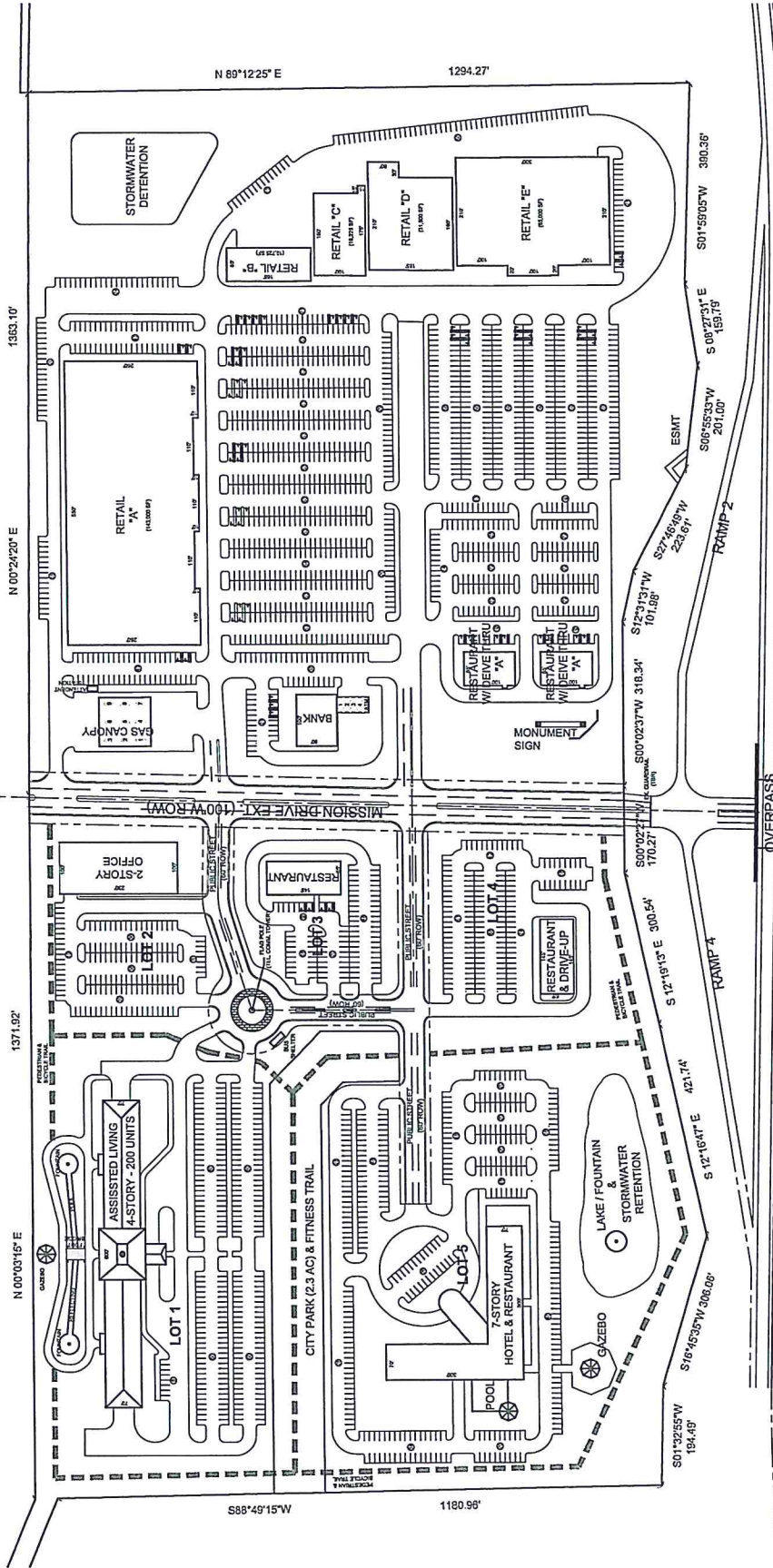


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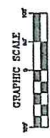
Project Information (Please use additional sheets if necessary)			
Name of Project	Galleria at Mission Drive		
Location/Address	West side of Hwy 179 and Mission Drive		
Submitted by	The Harvard Group, LLC Chris Kersten Mbr		
Applications Submitted (Check box and circle item)	<input checked="" type="checkbox"/> P&Z: Zoning Amend <input type="checkbox"/> Comp Plan Amend <input type="checkbox"/> Special Exception <input checked="" type="checkbox"/> PUD <input type="checkbox"/> Sub. <input type="checkbox"/> Plat <input type="checkbox"/> Annexation <input type="checkbox"/> BOA: CUP <input type="checkbox"/> Variance <input type="checkbox"/> Appeal <input type="checkbox"/> Staff: Site Plan <input type="checkbox"/> Bldg Plans <input type="checkbox"/> Grading Plan <input type="checkbox"/> Change of Use <input type="checkbox"/> Temp Use		
Consultant(s) (List lead consultant and all others who are responsible for major project)			
Lead Consultant Name	Charles L Stroud P.E.	Firm Name	
Address	1208 Mead Dr St Louis Mo 63137		
Telephone Number	314-614-7000	Fax No.	
E-Mail	stroud_charlie@yahoo.com		
Consultant Name		Firm Name	
Address			
Telephone Number		Fax No.	
E-Mail			
Consultant Name		Firm Name	
Address			
Telephone Number		Fax No.	
E-Mail			
Property Owners/Applicants (List owner; Mark "X" next to the name of the primary)			
Owner Name	Hawthorn Bank		
Address	132 High Street, Jefferson City Mo 65101		
Telephone No.	573-761-6100	Fax No.	
E-Mail			
Applicant Name	The Harvard Group, LLC		
Address	3570 Osage Beach Pkwy Osage Beach Mo. 65065		
Telephone No.	314-614-8474	Fax No.	
E-Mail	chriskersten@sbcglobal.net		

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HARVARD CONCEPT PLAN FOR THE GALLERIA AT MISSION DRIVE (MISSION DRIVE EXTENSION WEST OF HIGHWAY 179) SEC. 15, T 44 N, R 12 W, COLE COUNTY, MO



MISSOURI ROUTE 179



CHARLES L. STROUD, P.E., P.L.S.
Civil Engineering and Land Surveying
1208 Mead Drive
St. Louis, MO 63137
PHONE: (314) 614-7000
e-Mail: stroud_charles@yahoo.com

THE HARVARD GROUP, LLC
3570 OLIVE STREET
LAKE OZARK, MO 65045
CHRIS KERSTEN
(314) 614-8474
christkersten@bcbglobal.net

CONCEPT PLAN
FOR THE PROPOSED
GALLERIA AT MISSION DRIVE
DEVELOPMENT
PREPARED FOR:
THIS HARVARD GROUP, LLC
10-12-15

1 OF 1

The Galleria at Mission Drive

Conceptual PUD Plan Narrative

October 12, 2015

PREVIOUS SITE PUD APPROVAL;

The subject property was rezoned from C-2 GENERAL COMMERCIAL to PUD PLANNED UNIT DEVELOPMENT by the City of Jefferson City via Ordinance 14669, approved May 17, 2010. By Ordinance 14670 of same date a Concept Plan was approved for the then stated 80.74 acre tract. Accordingly, the Applicant ask consideration of the now submitted Concept Plan for The Galleria at Mission Drive be considered for Administrative approval as a revised PUD Concept of similar purpose for reason as follows.

Both concept plans utilize a mixed use concept of RA-2 and C-2 land uses. Of clear intent both extend access through the site from Hwy 179 westward to the abutting tract in Cole County, each plan embodying certain basic major elements, e.g., hotel, assisted living facility and significant commercial. Conspicuously the currently approved concept plan has considerably more public street ROW, the primary system being a split meandering route to the west property line. Present City planning concepts for Mission Drive extension are a more direct single parkway which basically divides the subject tract and parcel to the west. Compliance with such system necessitates a reallocation of land uses on the property. Such modification is reflected on the Galleria at Mission Drive Concept Plan. City accrued benefit from the current proposal, aside from the alignment mentioned, is lesser cost of public street maintenance and more direct up scaled parkway connection to the west. As made known, it would be desirable to continue the parkway westward to Rock Hill Road/Wildwood Drive. I furtherance of such effort another benefit potential of the current application is the contemplated TDD tax from the expanded commercial. Such tax is fully assignable to the parkway segment through the subject property.

Summarily regarding the above mentioned consideration, the previous PUD was ostensibly approved on the merit of a mixed use development of RA-2 and C-2 uses, mentioned elements being appropriate to the site and beneficial to the community. The current application has the same, and possibly enhanced, characteristics. Thus hopefully qualifying for consideration of administrative review.

THE GALLERIA AT MISSION DRIVE

The Galleria at Mission Drive is presented as multi- node mixed use development designed to offer community scale commercial retail and service options that are accessible directly from a diamond interchange with Hwy 179. Mission Drive extension, as provided in basic accord with basic recent City studies, will afford easy access to the major retail component to the north and less intense elements to the south. The latter including a contemplated upper scale Assisted Living complex and hotel. As with the previously approved PUD concept plan by the City, proposed land uses are of the variety permitted in the RA-2 and C-2 Zoning Districts.

Basic site design particulars are as follows:

LAND USE:

As referenced above all presented land uses are permitted in either the RA-2 or C-2 zoning Districts. The approximate 9.47 acre lot at the southwest corner of the project indicates a sizeable Assisted Living facility. This function is RA-2 permitted use except for building height. This will be addressed in following comments.

The indicated hotel, restaurants and offices south of Mission Drive extension are C-2 permitted uses. The possible exception to maximum height regulations could be east elevation of the hotel fronting Hwy 179.

PROJECT DENSITIES/ FLOOR AREA RATIOS*

The total site is 75.7 acres. The following calculations exclude 2.67 acres for Mission Drive extension R/W, .92 acre R/w for the cul-de-sac street from Mission Drive to the Assisted Living facility and the estimated 2.3 acres to be deeded to the City for their use.

Residential:

	Required Area	Proposed Area	Units/Acre	FAR	Site Coverage
	(at RA-2)				by building
Assisted Living					
200 units.	8.33 acres	9.47 acres	21.2	0.407	.10

Commercial:

North Side Mission Drive: (includes detention area)

Site Area: 1,666,512 sf (38.26 ac) Gross Floor Area: 277,250 sf (6.36 ac) FAR: .166

South Side Mission Drive: (lake development included with hotel lot)

Site Area: 1,602,929 sf (38.6 ac) Gross Floor Area: 168,000 Resid; 176,150 Comm. FAR *21
Total 344,150 sf (7.9 ac)

AMENITIES AND OPEN SPACE

Project amenities include a lake and gazebo overlook at the front of the hotel site for a pleasing view to Hwy 179. The tree lined Mission Drive parkway extension from Hwy 179 to the abutting property on the west will be an attractive entry to the subject parcel to the future community expansion. At the west property line 750 foot long green area behind the Assisted Living dwelling, containing fountain and garden features will establish a pleasant buffer in that direction, The actual building site of the Assisted Living dwelling will be an estimated 40 feet below the development to the south, thus avoiding "overshadowing" in that direction. At the north property line will be a sizeable continuous green, planted area that expands to 300 feet at the major retail build on the property. Significant open space on the north side of Mission Drive will be 9+ acres.

A walking trail is also proposed on the south side of the development that will serve site and neighboring residents. Utilization of narrow appendages at west property line which extend both north and south from the development are being considered for an extending walking trail system.

Provision has also been made on the site for a bus stop that can take advantage of a short loop without necessitating impeding parkway traffic.

PARKING AREAS:

As apparent on the concept plan, parking has been designed for appropriate assignment to each function. Each land use has direct access to at least the minimum required by City zoning standards. Overall circulation has been adapted to two primary access points on Mission Drive, the eastern most of which will include a divided planting element complementing the Mission Drive Parkway. Some garage parking is indicated for the Assisted Living facility and the adjacent office immediately to the north.

Most parking lot terminal islands would be at least 20 feet in width for purpose of enhancing safety on aisle entry/exit and to better accommodate landscaping. The minimum island width at lower trafficked areas is 10 feet.

REQUESTED VARIANCE FROM MINIMUM STANDARDS:

1. As previously referenced, it is requested that an increase in building height above 45 feet be permitted Assisted Living facility. For functional and architectural reasons it is requested that a maximum height be allowed. For similar reason it is requested that a maximum of 55 feet be permitted for the east elevation of the hotel. Actual grading plan may not require the full extent of the variance,
2. The ability to locate short segments of parking for two of the small commercial sites permits the placement of substantial landscape arrays for those uses along Mission Drive. Per the concept plan permitted it is proposed the minimum setback for a distance not exceeding 10 feet be allowed where shown on the concept plan.
3. Additional variations may be deemed necessary during course of review of this PUD Plan Process.

PHASING:

It is the intent to develop the Galleria at Mission Drive two phases. The initial phase would be the commercial area on the North side of Mission Drive, which includes the construction of Mission Drive. Second Phase to the South will be developed with the first phase and based on demand of the additional uses will dictate the timing of each use.

While it is not the purpose of this application for concept review to circumvent any necessary submittal or other standard required in conjunction with action on a Preliminary of Final Plan for a Planned Unit Development, it is requested that required Landscaping, Signing Plans and Traffic Analysis, if required, be submitted with application for Preliminary Plan review.

The Galleria at Mission Drive

Project Parking / Gross floor Area

LAND USE	REQUIRED	PROVIDED	GROSS FLOOR AREA
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South Side Mission Drive

Assisted Living Facility 200 Units @ .75/unit	150	248 surface 30 garage	168,000 (4 stry)
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Hotel w/ Restaurant 200 Units, Rest 7,700 sf 1 sp /unit + 1sp/100 sf x .75	258 (200+58)	404	111,300. (3 stry)
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Restaurant w/drive-up 9,425 sf /1sp/100 sf	95	153	9,425
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Office Building 46,000 sf /1sp/300 sf	152	138 surface 14 garage	46,000
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Restaurant w/drive-up 9425 sf /1sp/100 sf			
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North Side Mission Drive

Shopping Center Retail Commercial

Unit "A"			140,800
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Unit "B"			10,725
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Unit "C"			16,225
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Unit "D"			31,500
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Unit "E"			65,000
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Total Shopping Center Gross Floor Area			264,654
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Minimum required parking @ 1 sp / 250 square feet	1057	1233	
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Restaurant "A" w/ drive-up 6,500 sf / 1sp/100 sf	65	94	6,500
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Restaurant "B" w/ drive-up 6,500 sf / 1sp/100 sf	65	77	6,500
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Total Project Required/ Provided Parking	1189	1404	
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PROPERTY DESCRIPTION

A TRACT OF LAND IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 44 NORTH, RANGE 12 WEST, AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 44 NORTH, RANGE 12 WEST, JEFFERSON CITY, COLE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 15, THENCE WITH THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION, N89°12'25"E, 1,294.27 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MISSOURI HIGHWAY 179; THENCE LEAVING SAID QUARTER SECTION LINE AND WITH SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: S01°59'05"W, 390.36 FEET;

THENCE S08°27'31"E, 159.79 FEET;

THENCE S06°55'33"W, 201.00 FEET;

THENCE S27°46'49"W, 223.61 FEET;

THENCE S12°31'31"W, 101.98 FEET;

THENCE S00°02'37"W, 318.34 FEET;

THENCE S00°02'27"W, 170.27 FEET;

THENCE S12°19'13"E, 300.54 FEET;

THENCE S12°16'47"E, 421.74 FEET;

THENCE S16°45'35"W, 306.06 FEET;

THENCE S01°32'35"W, 194.49 FEET TO THE SECTION LINE BETWEEN

SECTIONS 15 AND 22; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND WITH SAID SECTION LINE, S88°49'15"W, 1,180.96 FEET TO THE EASTERLY LINE OF A 40 FOOT WIDE STRIP OF LAND; THENCE LEAVING SAID SECTION LINE AND WITH THE EASTERLY LINES OF SAID 40 FOOT STRIP, S22°40'45"W, 192.29 FEET; THENCE S01°25'45"W, 539.81 FEET; THENCE S60°47'40"W, 40.60 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF VALLEY HI ROAD, THENCE LEAVING THE EASTERLY LINES OF SAID 40 FOOT STRIP OF LAND AND WITH THE EASTERLY RIGHT-OF-WAY OF SAID VALLEY HI ROAD, 40.49 FEET ALONG A 130.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD BEARING N21°56'35"W, 40.32 FEET TO THE WESTERLY LINE OF 40 FOOT STRIP OF LAND; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF VALLEY HI ROAD AND WITH SAID WESTERLY LINE, N60°47'40"E, 12.71 FEET; THENCE N01°25'45"E, 524.51 FEET; THENCE N22°40'45"E, 182.10 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 15; THENCE LEAVING THE WESTERLY LINE OF SAID 40 FOOT STRIP AND WITH THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 15, N00°03'15"E, 1,371.92 FEET; THENCE N00°24'20", 1,363.10 FEET TO THE CENTER OF AFORESAID SECTION 15; THENCE LEAVING THE SAID NORTH-SOUTH SECTION LINE AND ALONG THE EAST-WEST QUARTER SECTION LINE, N89°10'45"W, 15.01 FEET; THENCE LEAVING SAID EAST-WEST QUARTER SECTION LINE, N01°27'55"E, 824.45 FEET

TO THE CENTERLINE OF FROG HOLLOW ROAD; THENCE WITH SAID CENTERLINE, 15.03 FEET VALONG A 530.43 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD BEARING N87°46'05"E, 15.03 FEET TO THE QUARTER SECTION LINE OF SAID SECTION 15; THENCE LEAVING SAID CENTERLINE AND WITH SAID QUARTER SECTION LINE, S01°27'55"W, 824.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 78.69 ACRES, MORE OR LESS.

END OF DESCRIPTION